

United States Department of the Interior  
National Park Service

# National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations of eligibility for individual properties or districts. See instructions in *Guidelines for Completing National Register Forms* (National Register Bulletin 16). Complete each item by marking "x" in the appropriate box or by entering the requested information. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, styles, materials, and areas of significance, enter only the categories and subcategories listed in the instructions. For additional space use continuation sheets (Form 10-900a). Type all entries.

### 1. Name of Property

historic name Wellsville Bank Building

other names/site number Wellsville Seed Company Building 059-5750-0002

### 2. Location

street & number 418 Main Street

not for publication

city, town Wellsville

vicinity

state Kansas

code

KS

county Franklin

code

059

zip code 66092

### 3. Classification

Ownership of Property

private

public-local

public-State

public-Federal

Category of Property

building(s)

district

site

structure

object

Number of Resources within Property

Contributing

1

Noncontributing

           buildings

           sites

           structures

           objects

1

           Total

Name of related multiple property listing:

N/A

Number of contributing resources previously listed in the National Register 0

### 4. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1966, as amended, I hereby certify that this  nomination  request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.

In my opinion, the property  meets  does not meet the National Register criteria.  See continuation sheet.

Ramon Powers State Historic Preservation Officer

May 15, 1991

Signature of certifying official

Date

Kansas State Historical Society

State or Federal agency and bureau

In my opinion, the property  meets  does not meet the National Register criteria.  See continuation sheet.

Signature of commenting or other official

Date

State or Federal agency and bureau

### 5. National Park Service Certification

I, hereby, certify that this property is:

entered in the National Register.

See continuation sheet.

determined eligible for the National Register.  See continuation sheet.

determined not eligible for the National Register.

removed from the National Register.

other, (explain:) \_\_\_\_\_

Signature of the Keeper

Date of Action

## 6. Function or Use

Historic Functions (enter categories from instructions)

Commerce/Trade: business;  
financial institution

Current Functions (enter categories from instructions)

Vacant/not in use

## 7. Description

Architectural Classification  
(enter categories from instructions)

Late Victorian: Gothic; Italianate

Materials (enter categories from instructions)

foundation Brick

walls Brick

roof Asphalt

other Metal: tin

Describe present and historic physical appearance.

The Wellsville Bank Building (c. 1884-1885) is located at 418 Main Street in Wellsville, Franklin County, Kansas (pop. 1,612). The Wellsville Bank Building is a two-story, three bay, brick building. The building has an eastern facade orientation, measuring 22 feet from north to south and 96 feet from east to west. The original length of the building measures 60 feet, a 36 foot, one-story addition projects from the building's rear.

The Wellsville Bank Building maintains a moderately high degree of architectural integrity as an example of a two-part commercial block. It is a simple building whose main ornamentation is found in its applied, pressed metal, High Victorian Gothic entablature. The building retains is 2/2 double hung windows on the second story, its large, first level transomed windows, and its two first level entrances and doors. Any interior walls that may have defined the original floorplan for the bank and insurance company have been removed. Plasterboard covers the walls and ceiling on the first floor, original deteriorating plaster with some stencilling remains on the second floor. Original flooring is extant on both levels. Access to the second floor is provided by an exterior staircase and an interior freight elevator.

A one-story storage room was added on to the building's rear or western elevation in 1957. The two-part commercial blocks on either side of the Wellsville Bank Building have been demolished.

Tie rods connect the building's south and north walls at the second floor level and above, providing the support for the building that was lost when its companion buildings were torn down. A drainage problem along the roofline is responsible for some of the mortar and brick washout on the south wall.

**8. Statement of Significance**

Certifying official has considered the significance of this property in relation to other properties:

nationally     statewide     locally

Applicable National Register Criteria     A     B     C     D

Criteria Considerations (Exceptions)     A     B     C     D     E     F     G

Areas of Significance (enter categories from instructions)

Architecture  
Commerce  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Period of Significance

1884-1941  
1884-1902  
\_\_\_\_\_

Significant Dates

1884-1885  
1884-1902  
\_\_\_\_\_

Cultural Affiliation

N/A  
\_\_\_\_\_  
\_\_\_\_\_

Significant Person

N/A  
\_\_\_\_\_

Architect/Builder

Unknown  
\_\_\_\_\_

State significance of property, and justify criteria, criteria considerations, and areas and periods of significance noted above.

The Wellsville Bank Building (c. 1884-1885) is being nominated to the National Register under criteria A and C for its historical association with the growth and development of Wellsville and for its architectural significance as a late nineteenth century two-part commercial block. The Wellsville Bank Building stands as one of the few remaining commercial structures that were built in Wellsville during the 1880s and 1890s.

The Atchison, Topeka, and Santa Fe Railway completed its line through present day Wellsville in 1870, at that time the townsite was laid out. Wellsville established a post office in 1872 and was incorporated in July, 1884. Wellsville's first newspaper, the Wellsville News, was established in 1882. Wellsville became a center of meadowfescue grass seed sales from 1900 until 1918. In 1915 oil was discovered in the area, development reached its height in 1917 and 1918, although oil is still being produced through secondary recovery methods today.

The Wellsville Bank was organized on March 4, 1885 by Dr. S. F. Brooking and John Dean. Brooking and Dean purchased Lot 9, Block 14 in September, 1884 and commenced construction on Wellsville's first brick building, 418 Main Street. The Wellsville Bank was a private enterprise until August, 1891, when it was incorporated. The Wellsville Bank remained at the 418 Main Street location until 1902 when it relocated south to the corner of Sixth and Main.

In its one hundred and six year history, the Wellsville Bank has had seven presidents. They are John Dean (1891-1898), T. B. Cone (1898-1920), A. D. Hostetter (1920-1931), H. L. O'Neil (1931-

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1935), L. W. Hostetter (1935-1970), Richard Moherman (1970-1987), and Arlen D. Frank (1987-present). Wellsville also had another bank from 1909 to 1926, the People's State Bank. This merged with the Wellsville Bank in 1926.

In 1894 Brooking sold his interest in 418 Main Street to Dr. Charles W. Ewing for \$1300 and in 1898 Dean sold his interest in the building to Ewing for \$900. Ewing sold the building to Robert Steen in 1911 for \$2500.

In addition to the bank, 418 Main Street housed many other Wellsville businesses over the years. Wellsville City Directories indicate that in 1892 T. J. Gregory Insurance, Real Estate and Loans had an office above the bank and that in 1902 the firm of Fiehler and VanScoyce Insurance, Real Estate and Loans was located on the second floor. Doctors Charles Ewing, Karl Kyle, T.W. Reid, J.D. Reid, and Little had offices in the building from 1902 until 1933. The building also housed a clothing store, candy kitchen, and newspaper at various times during this period.

Between 1933 and 1986 the building was occupied by L. B. Mignot Produce (1933-1942), Roy Hughes Produce (1942-1947), M. L. Averill Produce (1947-1965), Mid Continent Grain Company and Reynolds Second Hand Store (1965), Averill's Purenia Feed Store (1966-1977), and the Wellsville Seed Company (1977-1986). In 1986 the building was purchased by its present owner, who used the facility as a pottery studio.

Richard Longstreth writes about the two-part commercial block in The Buildings of Main Street: A Guide to American Commercial Architecture. "The two-part commercial block is the most common type of composition used for small and moderate sized commercial buildings through the country. Generally limited to structures of two to four stories, this type is characterized by a horizontal division into two distinct zones. These zones may be similar while clearly separated from one another; they may be harmonious, but quite different in character; or they may have little visual relationship. The two-part division reflects difference in use inside. The single-story lower zone, at street level, indicates public spaces such as retail stores, a banking room, insurance or hotel lobby. The upper zone suggests more private spaces, including offices, hotel rooms or a meeting hall. The type has

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been used to accommodate a wide range of functions and is readily found in almost all forms of commercial development, dominating the core of small cities and towns as well as many neighborhood commercial areas."

The Wellsville Bank Building maintains a moderately high degree of architectural integrity as an example of a two-part commercial block. It is a simple, two-story, three bay brick building whose main ornamentation is found in its applied, pressed metal, High Victorian Gothic entablature. The building retains is 2/2 double hung windows on the second story, its large, first level transomed windows, and its two first level entrances and doors. Any interior walls that may have defined the original floorplan for the bank and insurance company have been removed. Plasterboard covers the walls and ceiling on the first floor, original deteriorating plaster with some stencilling remains on the second floor. Original flooring is extant on both levels. Access to the second floor is provided by an exterior staircase and an interior freight elevator.

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**9. Major Bibliographical References**

Chmielowiec, Chrys. Wellsville Bank Building. (National Register nomination draft, 1990).

Franklin County Historical Society. Kansas Centennial Celebration: Franklin County Chautauqua Days. (Franklin County Historical Society, 1961).

Ottawa Herald, 28 April 1991.

Longstreth, Richard. The Buildings of Main Street: A Guide to American Commercial Architecture. (Washington, DC: Preservation Press, 1987).

See continuation sheet

Previous documentation on file (NPS):

- preliminary determination of individual listing (36 CFR 67) has been requested
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings Survey # \_\_\_\_\_
- recorded by Historic American Engineering Record # \_\_\_\_\_

Primary location of additional data:

- State historic preservation office
- Other State agency
- Federal agency
- Local government
- University
- Other

Specify repository:

Kansas State Historical Society

**10. Geographical Data**

Acreage of property Less than 1 acre

UTM References

A 

1	5
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3	1	9	0	0	0
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4	2	8	7	4	4	0
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Zone      Easting      Northing

C 

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B 

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Zone      Easting      Northing

D 

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See continuation sheet

Verbal Boundary Description

The nominated property is located on Lot 9, Block 14, Wellsville, Franklin County, Kansas. It is bounded to the east by Main Street and to the north, south and west by adjacent property lines.

See continuation sheet

Boundary Justification

The boundary includes all property historically associated with the building.

See continuation sheet

**11. Form Prepared By**

name/title Martha Hagedorn-Krass, Architectural Historian

organization Kansas State Historical Society date May 15, 1991

street & number 120 West 10th Street telephone 913-296-5264

city or town Topeka state Kansas zip code 66612

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# National Register of Historic Places Continuation Sheet

RECEIVED  
JAN 10 1992  
Kansas Historic Preservation Dept.

Section number \_\_\_\_\_ Page \_\_\_\_\_

### SUPPLEMENTARY LISTING RECORD

NRIS Reference Number: 91001519

Date Listed: 10/24/91

Wellsville Bank Building  
Property Name

Franklin  
County

KS  
State

Multiple Name

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This property is listed in the National Register of Historic Places in accordance with the attached nomination documentation subject to the following exceptions, exclusions, or amendments, notwithstanding the National Park Service certification included in the nomination documentation.

Beth Boland  
Signature of the Keeper

10/24/91  
Date of Action

=====

Amended Items in Nomination:

Because an extended period for architectural significance is not justified, the period of significance for architecture is the date of construction, 1884. The overall period of significance is 1884-1902.

This was discussed with Martha Hagedorn-Krass of the KS SHPO staff.

DISTRIBUTION:

- National Register property file
- Nominating Authority (without nomination attachment)

4290000m N.

160 000 FEET  
(NORTH)

DOUGLAS CO  
FRANKLIN CO



WELLSVILLE BANK  
BUILDING  
WELLSVILLE, KS.  
WELLSVILLE QUAD  
15 319 000  
4287440

T. 15 S.

T. 16 S.

6961 II NW  
(LE LOUP)

LE LOUP 1.9 MI.

F R A N K L I N